

Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-4 (Residential) zone.

This would permit a 22' by 26' addition of which 22' by 15' portion (330 square feet) portion is proposed to encroach in the required rear yard setback and to be located to within 10' of the rear property line.

The required front and rear yard cumulative setback total in the R-4 zone district is 45 feet.

BACKGROUND

The applicant is proposing to add a garage in the rear yard that will encroach in the rear yard setback. He does have permit that was issued in 2001 for the driveway curb cut on the side street, Sunglow. The applicant is also proposing a carport in the front yard that encroaches no more than 105 square feet into the required front yard setback and does not require ZBA approval.

CALCULATIONS

Permitted area of encroachment in required rear yard = 330 sq. ft. (22' [66' lot width ÷ 3] x 15' [3/5 of 25'])

Requested area of encroachment = 330 sq. ft. (22' x 15')

Required front and rear yard setback total = 45'

Requested front and rear yard setback total = 35'

STAFF RECOMMENDATION

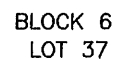
Staff recommendation is for approval of the request as it meets the requirements of the Special Exception C, with a condition that the front driveway is not accessed from the side street (Sunglow).

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

"Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten-foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space."

2
A1.0



SUNGLOW STEET

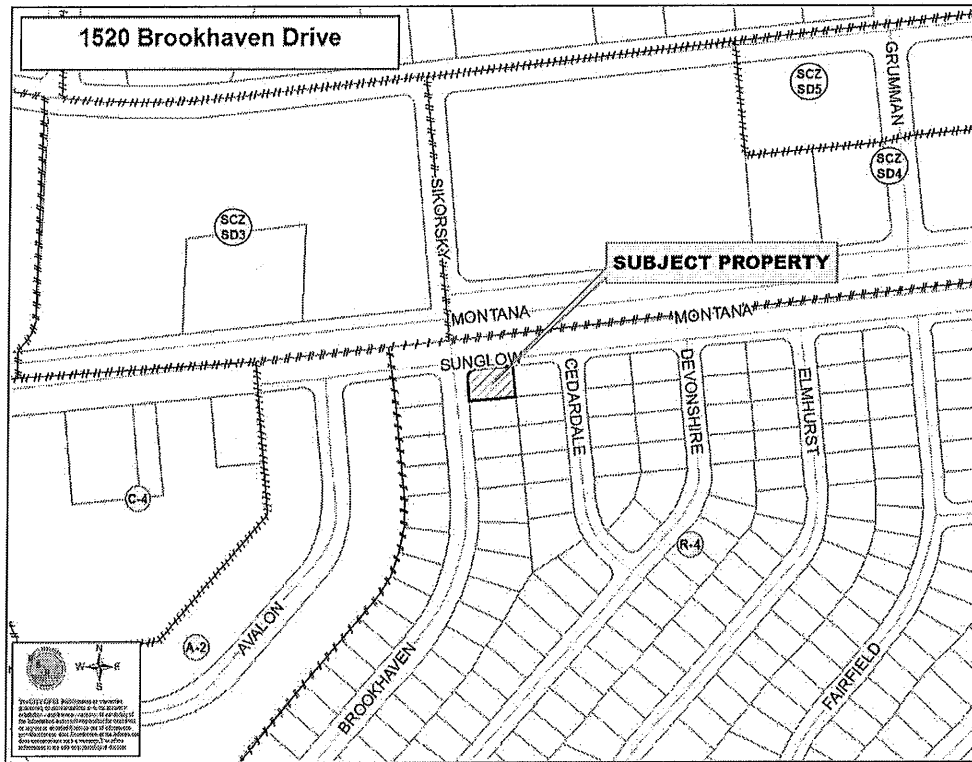
1520 BROOKHAVEN DRIVE



SITE PLAN

SCALE: 1/8"=1'-0"

ZONING MAP



NOTIFICATION MAP

